

Town of Mashpee

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Planning Board Minutes 12-04-2013

**Mashpee Planning Board
Minutes of Meeting
December 4, 2013 at 7:00 p.m.
Wauquoit Meeting Room, Mashpee Town Hall
Approved 3-0 on December 18, 2013**

Planning Board Members Present: Chairman George Petersen, Dennis Balzarini, David Kooharian, Joe Cummings, Mary Waygan

Also Present: Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer

Absent: Joe Mullin

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Wauquoit Meeting Room at Mashpee Town Hall by Chairman Petersen at 7:00 p.m. on Wednesday, December 4, 2013 and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES—November 20, 2013

Mr. Fudala clarified that the extension date should read 135 days and not 130 days, as listed on page 1 of the November 20 minutes.

MOTION: Mr. Balzarini made a motion to accept the minutes as written except for the change of 130 to 135. Ms. Waygan seconded the motion. All voted unanimously.

PUBLIC HEARING

7:10 Applicant: BCDM, LLC

Location: On and between Blue Castle Drive and Degress Road, identified on the Mashpee Assessors Maps as Map 104, Blocks 14, 20 and 48

Request: Approval of a Special Permit for 16-lot cluster subdivision (Continued from 11/20)

7:10 Applicant: BCDM, LLC

Location: On and between Blue Castle Drive and Degress Road, identified on the Mashpee Assessors Maps as Map 104, Blocks 14, 20 and 48

Request: Approve 16 lot cluster subdivision Definitive Subdivision Plan (Continued from 11/20)

The appointed time having arrived, the Chair read for the record the request and opened both public hearings. It was noted that a letter was received from Matt Costa, on behalf of the applicant, to continue the public hearing until December 18, due to delays installing wells for water quality reporting. Mr. Fudala suggested that the Mashpee Police Department letter be entered for the record. The Chair stated that the letter had been received from Captain Scott Carline and addressed to DPW Director Catherine Laurent, and recommended that Board members review the letter prior to the next meeting.

MOTION: Ms. Waygan made a motion to continue both public hearings to December 18th at 7:10 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

7:30 Applicant: Federal National Mortgage Association c/o Cotuit Solar LLC

Location: 36 Savanna's Path / Trinity Place

Request: Approval of 1-lot definitive subdivision plan and road designs (Continued from 11/20)

The Chair read the request and opened the public meeting. Applicant Conrad Geiser indicated that they were continuing to work on engineering but that they wished to address their requested waivers, to include the cul-de-sac requirement, the road width requirement and the pavement thickness requirement, in order to complete the final engineering plans. Mr. Rowley referenced the original plan and discussed the placement of the proposed turnaround, as well as the assignment of an easement, though Mr. Rowley stated that he had not yet seen the new plan featuring the proposed turnaround. Mr. Balzarini inquired whether the turnaround would allow for large

trucks to turn around and Mr. Rowley indicated that it would not. Joe Hackler stated that there was another, unimproved area that would allow a truck to back up and turn around. Mr. Rowley recommended dead end signage. Planning Board members were in agreement regarding the cul-de-sac waiver, but there would be no vote until plans were presented.

Regarding the road width waiver, Mr. Rowley clarified that the gravel would be laid 22 feet wide to allow a 20 foot paved area with a 1 foot berm on either side. Mr. Rowley confirmed that the design appeared on one of the plans. There was discussion whether or not to vote on the waiver and the Chair read the project proponent's request.

MOTION: Mr. Balzarini made a motion to provide a waiver from the 22 foot street paved to a 20 feet paved street with a 1 foot berm on each side, as shown on the plan. Mr. Kooharian seconded the motion. 4 yes, 1 abstain

The applicant has requested a waiver allowing a pavement thickness of 3.5 inches in place of 4.5 inches, in order to be more in line with a residential street and to match existing pavement. Mr. Rowley indicated that the pavement thickness would be acceptable since the existing area was currently 3 inches. Preference was expressed to see the detail on the final plan before a final vote, but there was agreement that the request would be acceptable.

Regarding sidewalks, the Chair expressed his preference to first view the neighborhood. Mr. Fudala confirmed that there was no sidewalk in the area. Additionally, no lights were present in the area. Ms. Waygan inquired about lighting for the building. Mr. Geiser responded that motion detector lights would be used for the building rather than continuous 24-hour lighting.

MOTION: Mr. Balzarini made a motion to eliminate the street lights. Mr. Kooharian seconded the motion. All voted unanimously.

Mr. Fudala pointed out that December 18th would be the last opportunity to vote on the request without an extension.

MOTION: Mr. Balzarini made a motion to continue the public hearing to December 18th at 7:30 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

BOARD ITEMS

Old Business

Discussion of Greenways Proposal and Surrounding Commercial Property-Mr.

Fudala announced that he had attempted to schedule a meeting with John Connell of Mashpee Commons for next Monday, but there was insufficient availability among Greenways' members to attend. Mr. Fudala will contact Mashpee Commons to reschedule, adding that they were very interested in further discussion. Mr. Fudala forwarded the three versions of the Greenways plans to Mashpee Commons. Mr. Kooharian indicated that he would be available after 4pm. December 16th or 17th was recommended as a proposed meeting date. Ms. Waygan confirmed that the next scheduled Greenways meeting was for December 14 at 1pm, but questioned whether the group should meet prior to a conversation with Mashpee Commons. It was determined that the December meeting would be canceled and next held on January 4 at 1p.m. in the library. There was discussion also about canceling the first Planning Board meeting in January as Town Hall would be closed on January 1. The first PB meeting in 2014 will be January 15.

MMR Military Civilian Community Council-Update of MMR Joint Land Use Study-No update

Environmental Oversight Committee-No update

Design Review Committee-Mr. Cummings reported that the Blue Castle Subdivision was considered at the last meeting. Mr. Cummings stated that a vote was taken to approve the subdivision with a condition that the entire Blue Castle road be improved or an acceptable road maintenance program be instituted. Chairman Petersen recommended review of the letter received from the police department regarding the subdivision.

Community Preservation Committee-Ms. Waygan summarized applications received by the CPC as 1) Mashpee Historical Commission, \$22,500 to reproduce Mashpee specific historical information; 2) William Lewis, \$160,000 for property across the street from Town Hall surrounded by open space; 3) Phyllis Littleford, \$600,000 for Saddleback and Quashnet parcels abutting open space and listed on the conservation interest list. Mr. Fudala will send a pdf GIS map to the Board. Ms. Waygan indicated that the CPC planned to set aside funds each year to address any debt incurred during land bank for the out years. Mr. Fudala noted that he had put forward a motion with the Water District regarding the Littleford parcel but that the motion was not seconded to allow a vote.

Charter Review-Ms. Waygan reported that the Committee had created a list of clarifications for the Charter, necessary unless 15% of registered voters petitioned for a change. The Committee will vote on an action list to determine which items will be pursued. Any additional comments about the Charter should be made now as the Committee will be meeting on Monday. Mr. Fudala inquired about the Associate Planning Board member and Ms. Waygan responded that she supported maintaining it as an elected position, along with the other Planning Board members. Mr. Cummings inquired about the specific duties of the Associate member and Ms. Waygan responded that she would look into it further. Mr. Fudala stated that the legislature created the position as a means to fill a spot for a Special Permit vote because it required a 4/5 majority rather than a simple majority. Ms. Waygan will discuss it with Town Counsel. Chairman Petersen indicated that he had attempted to reach out to Mr. Mullin on several occasions with no response.

Historic District Commission-No update

New Business

Expense Vouchers-An invoice was received from Charles Rowley in the amount of \$717.50 for Planning Board services and inspections in November and \$95 for Southport inspections.

MOTION: Mr. Balzarini made a motion to pay Mr. Rowley's expense vouchers for \$717.50 for November 2013 and pay another voucher for \$95 for Southport November 2013. Mr. Kooharian seconded the motion. All voted unanimously.

CORRESPONDENCE

-Cape Cod Commission – Notice that Northbridge assisted living has been withdrawn from DRI process
-R.H. White—October 2013 SouthCape Village WWTP discharge report N=6.1
-Planning Board Report—Mr. Fudala announced that the PB Annual Report, completed by the Chair, would be due by January 6. Mr. Fudala will provide copies of previous years' reports. Ms. Waygan indicated that she had submitted her report to fellow members of the Board prior to submitting the report. The Chair requested that the draft be discussed at the next meeting on December 18.

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Ms. Waygan seconded the motion. All voted unanimously. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

-Mashpee Police Department Letter Regarding Blue Castle Drive
-Mathew Costa Letter—BCDM Development, Ockway Highlands Request to Continue Public Hearing
-40B Unit Count